



5-UNIT



759 N. Raymond Ave, Pasadena



www.759Raymond.com



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Jerry Sun 孫 DRE#01338788
 626.589.0997 626.602.3978
 www.jerrysun.com jerrysun@remax.net
 ChineseBuyLA.com 中文網站 913 E. Walnut St, Pasadena





4 BEDROOMS + STUDIO



5 BATHROOMS



2,991 SQ.FT.



9,261 SQ.FT.



1903

優質地段出租容易 五個單位投資上選 生活機能無與倫比

這個五個單位組合住宅坐落在帕薩迪納市非常便利的North Marengo地區附近。新屋主將可以享受絕佳地理位置無與倫比的生活機能，這裡有繁華的購物商場，距離Orange Grove Ave和Fair Oaks Avenue大街僅有數條街區，附近擁有各式各樣的便利設施，包括靠近當地的休閒公園，許多學校，風味餐館，咖啡館，各大銀行，生鮮超市，大型連鎖藥局，市政廳，圖書館，博物館，高爾夫球場，鄉村俱樂部，玫瑰碗體育場和帕薩迪納老城區。四通八達的便捷交通網，輕鬆出入主要高速公路，這裡可以說是結合購物、娛樂、放鬆的好地點，讓您可以享受帕薩迪納這個城市完善機能設施所附加的優質生活品質，也可說是投資上選真正最理想用來租賃收入完美地點。這棟五戶組合單位佔地共9,261平方英尺地大。全部共有4間臥室和1間工作室格局的單位，總計5間衛浴室，全部五個單位室內面積結合大約2,991平方英尺生活空間。有一個計價的水費錶和一個瓦斯煤氣錶和四個獨立的電錶。

759 N. Raymond Ave - 第一個單位有 1間臥室和1間衛浴
 759 N. Raymond Ave- 第二個單位有 1間臥室和1間衛浴
 759 N. Raymond Ave- 第三個單位有 1間臥室和1間衛浴
 759 N. Raymond Ave- 第四個單位有 1間工作室格局和1間衛浴
 前面那棟共有四個單位，合計面積大約2,541平方英尺
 759 1/2 N. Raymond Ave-第五個單位有 1間臥室和1間衛浴
 後面那棟為第五間單位，共計面積大約450平方英尺

面對馬路的前面雙層樓這棟共有四個單位（第一二三單位格局各為一間臥室和一間衛浴室組成，第四個單位是一間工作室加一間衛浴室），另有一個在後面獨棟的單位（第五個單位有1間臥室和1間浴室及額外的閣樓提供存儲空間）。這棟增潛力高，地點出租容易及位置絕佳的組合住宅，這裡正等著您來擁有，您可以居住在其中一個單位，然後將其它四戶出租作為投資單位。有意願買主請自行進行查詢目前市場租金的行情價。目前全部單位都有租客，接受出價後可到內部做進一步檢查看房。目前的租戶都是按月租賃合約。有興趣的買主請聯絡代理經紀人Jerry孫(626.589.0997 或到專屬中英文網站: www.759Raymond.com 有更多詳細資訊。

GREAT INVESTMENT OPPORTUNITY MULTI-FAMILY DWELLING 5-UNIT

This multi-family dwelling 5-unit is situated in the extremely convenient North Marengo neighborhood of Pasadena. The new owner will enjoy the ideally positioned amenities located just blocks away from Orange Grove Ave and Fair Oaks Avenue. Being near local parks, schools, cafes, banks, supermarkets, pharmacy, city hall, library, museums, golf course, country club, the Rose Bowl Stadium, and Old Town Pasadena. It is also commuter friendly with access to all the major freeways. The neighborhood offers unlimited opportunities for shopping, entertainment, relaxation, and networking. It's an ideal location to generate rental income.

This multi-family home sits on a large 9,261 square foot lot. It features a total of 4 bedrooms plus a studio and 5 bathrooms, combining for approximately 2,991 square feet of living space. The property has 1 water and gas meter, and 4 separate electric meters.

759 N. Raymond Ave- Unit#1- 1 Bedroom & 1 Bathroom
 759 N. Raymond Ave- Unit#2- 1 Bedroom & 1 Bathroom
 759 N. Raymond Ave- Unit#3- 1 Bedroom & 1 Bathroom
 759 N. Raymond Ave- Unit#4- Studio & 1 Bathroom
 759 1/2 N. Raymond Ave- Unit#5- 1 Bedroom & 1 Bathroom
 (Unit#1, 2, 3, 4 -Total: 2,541 sq.ft.) (Unit#5- Total: 450 sq.ft.)

There are 4 units in the two-level front house (Unit#1, #2 and #3 consist of one bedroom and one bathroom, and Uni #4 is a studio plus a bathroom) and 1 separate unit in the back house (Unit#5 has 1 bedroom and 1 bathroom, In addition, it has a big attic provide ample storage space)

The property awaits you as a live-in owner while renting the other unit to serve as a capital growth investment opportunity. This is an exceptional property with tons of rental potential which can complement your investment portfolio. This is drive-by viewing only and is subject to interior inspection due to the tenants being occupied. The current tenants have a month-to-month rental agreement. Interested parties should perform their own due diligence in order to verify and satisfy all requirements regarding the current market rent value.

